

015.0

0005

0001.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

APPRaised:

Total Card /

8,400 /

USE VALUE:

8,400 /

8,400

ASSESSED:

8,400 /

8,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	CONCORD TPKE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BHX LLC/TRUSTEE	
Owner 2: ACORN PARK HOLDINGS RLTY TRUS	
Owner 3:	

Street 1: 116 HUNTINGTON AVE	
Street 2: STE 600	

Twn/City: BOSTON	
St/Prov: MA	Cntry:
Postal: 02116	Type:

PREVIOUS OWNER
Owner 1: AP CAMBRIDGE PARTNERS LLC -
Owner 2: -

Street 1: 395 ARSENAL STREET	
Twn/City: WATERTOWN	
St/Prov: MA	Cntry:
Postal: 02472	

NARRATIVE DESCRIPTION
This Parcel contains .023 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		1000	Sq. Ft.	Site			0	80.	0.11	1			Unbuild	-85	Size	-80			8,400							8,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	1000.000			8,400	8,400		11258
							GIS Ref
							GIS Ref
							Insp Date
							09/30/99

Total Card / Total Parcel
8,400 / 8,400
8,400 / 8,400
8,400 / 8,400



Patriot Properties Inc.

!1372!

USER DEFINED

Prior Id # 1:	11258
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/10/2020
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	19:54:48
mmcmakin	
1372	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 015.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	1,000.	8,400	8,400		Year end	12/23/2021
2021	132	FV		0	1,000.	8,400	8,400		Year End Roll	12/10/2020
2020	132	FV		0	1,000.	8,400	8,400	8,400	Year End Roll	12/18/2019
2019	132	FV		0	1,000.	8,900	8,900	8,900	Year End Roll	1/3/2019
2018	132	FV		0	1,000.	6,500	6,500	6,500	Year End Roll	12/20/2017
2017	132	FV		0	1,000.	5,700	5,700	5,700	Year End Roll	1/3/2017
2016	132	FV		0	1,000.	4,800	4,800	4,800	Year End	1/4/2016
2015	132	FV		0	1,000.	4,700	4,700	4,700	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT					PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes						
AP CAMBRIDGE PA	1230-57		11/17/2000	Mult Lots			1	No	No	BXH LLC appointed trustee, AP Cambridge resig						
ARTHUR LITTLE	1207-103		7/2/1999	Mult Lots		16,859,735	No	No	No	Duplicate recording 30386:244						
	11595-121		10/28/1968							N						

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/21/2019 Mail Update												MM	Mary M										
9/30/1999 Vacant Lot												267	PATRIOT										

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH											
Type:		Full Bath:	Rating:														
Sty Ht:		A Bath:	Rating:														
(Liv) Units:	Total:	3/4 Bath:	Rating:														
Foundation:		A 3QBth:	Rating:														
Frame:		1/2 Bath:	Rating:														
Prime Wall:		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct:		OTHER FEATURES		RESIDENTIAL GRID													
Roof Cover:		Kits:	Rating:	1st Res Grid	Desc:	# Units											
Color:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:		Frl:	Rating:	Other													
GENERAL INFORMATION		WSFlue:	Rating:	Upper													
Grade:		CONDO INFORMATION		Lvl 2													
Year Blt:	Eff Yr Blt:	Location:		Lvl 1													
Alt LUC:	Alt %:	Total Units:		Lower													
Jurisdct:	Fact:	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION		DEPRECIATION		REMODELING		RES BREAKDOWN											
Avg Ht/FL:		Phys Cond:	0.0 %	Exterior:		No Unit	RMS										
Prim Int Wal		Functional:	%	Interior:		BRS	FL										
Sec Int Wall:	%	Economic:	%	Additions:													
Partition:		Special:	%	Kitchen:													
Prim Floors:		Override:	%	Baths:													
Sec Floors:	%	Total:	0 %	Plumbing:													
Bsmnt Flr:				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric:																	
Insulation:																	
Int vs Ext:																	
Heat Fuel:																	
Heat Type:																	
# Heat Sys:																	
% Heated:	% AC:																
Solar HW:	Central Vac:																
% Com Wal	% Sprinkled																
CALC SUMMARY		COMPARABLE SALES		SUB AREA		SUB AREA DETAIL											
Basic \$ / SQ:		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Size Adj.: 1.00000000																	
Const Adj.: 16.00000000																	
Adj \$ / SQ:																	
Other Features: 0																	
Grade Factor:																	
NBHD Inf: 1.00000000																	
NBHD Mod:																	
LUC Factor: 1.00																	
Adj Total: 0																	
Depreciation: 0																	
Deprecated Total: 0																	
WtAv\$/SQ:																	
AvRate:																	
Ind.Val:																	
Juris. Factor:																	
Special Features: 0																	
Before Depr: 0.00																	
Val/Su Net:																	
Final Total: 0																	
Val/Su SzAd:																	

MOBILE HOME		Make:	Model:	Serial #	Year:	Color:												
SPEC FEATURES/YARD ITEMS		PARCEL ID 015.0-0005-0001.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

IMAGE

AssessPro Patriot Properties, Inc